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Takoma Park the Place to Buy

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The prices are right.
One car fare to the city.
Two street car lines and steam railroad.
A fine district school; \$40,000 Public Library.
City water, sewer and gas, and granolithic sidewalks.
Churches and grocery store.
In fact, everything to make a suburban home desirable.

It is in line of the great Northwest development, within two squares of

"SIXTEENTH STREET HEIGHTS"

The prices of lots range from 5 to 15 cents per square foot.
Lots 50 feet front by 120 to 200 foot deep.

EASY TERMS IF DESIRED

H. L. THORNTON, City Office, 607 13th Street Northwest
TAKOMA OFFICE OPEN DAILY AFTER 3 P. M. AND SUNDAY

DON'T PAY RENT!! Special Attractions



LET US IMPRESS UPON YOU THE IMPORTANCE OF OWNING YOUR OWN HOME.

\$12.50 PER MONTH

Will buy a home.

ONE CAR FARE

In a word, why pay rent, when the same money you pay the landlord for rent every month can be applied to the purchase of the home you want? It is easy. We will show you how. Own your own home.

CHAS. D. FOWLER
Washington Loan and Trust Bldg.
9th and F Streets N. W.

MANUFACTURERS' SUPPLY COMPANY,
720 13th St. N. W.
SAVE MONEY BY BUYING DIRECT FROM THE MANUFACTURER

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A Perfect Wall Finish, Washable and Sanitary.
Paints, Oils, Glass, and Building Supplies of all kinds.
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And They Can't Be Beat.

On "Q" St., Between 17th and 18th.

In the most fashionable section of Washington. A modern, spacious residence, with 10 rooms, bath, hot-water heat, and house in perfect condition. Owner is anxious to sell, and will take \$2,000 less than the cost of property. It will pay you to investigate this.

"Bryar Hall" (Conduit Road).

A handsome old property. House built of Cleveland sandstone; thoroughly modern, with all conveniences—gas, electricity, hot-water heat. Over 20,000 square feet of ground, beautifully landscaped, with shade and fruit trees; 100 feet frontage. Inspection by permit only.

Asking \$10,000. Submit an Offer.

Somerset, Md.

Lots and bungalows in this desirable suburb. All city improvements—sewer, water, gas, electricity, granolithic sidewalks, macadam roadways. Lots, according to location and improvements. Houses, 3c to 15c.

Plats at office.

\$2,500, \$4,500, and \$5,500.

Sole Agents.

E. B. Townsend & Co.,
1413 H Street N. W.

'Phone N. 1432.



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McLachlen Building

Tenth and G Streets N. W.

Office in this high-class modern building are now being rapidly rented and occupied by prominent firms. Strictly up-to-date in every detail. Southern and Eastern exposure—center of business section.

—Fireproof Construction
—Light, Hygienic Offices
—Electric Elevator Service

Ready for Inspection and Occupancy.

McLachlen Banking Corporation, Agent

BUSINESS PROPERTY BRINGS HIGH PRICES

Auctioneer's Hammer Is a Potent Factor.

BETTER THAN PRIVATE SALE

Also True of Small Residence Properties, Though Opposite Applies to High-Class Dwellings—Thomas J. Owen Has Closed Several Important Sales in Last Week.

That the recent hot wave had its effect on auction as well as private sales of real estate is evidenced by the comparatively small list of sales reported in recent weeks. Although the usual mid-summer rush of public sales were billed for the last two weeks, there has been a marked falling off in the actual deals closed by this means, a number of parcels having failed to attract sufficient interest to warrant their disposal.

After several experiences with high-priced residential properties this summer, auctioneers and owners are becoming convinced that the best way to dispose of high-priced residential property is through private sale. As a matter of fact, one auctioneer on several occasions has strongly urged prospective clients against attempting to dispose of their property through public auction when the property was residential in character and of an assessed value of more than \$5,000.

Business Property High.
But if the auction is a poor means of disposing of high-priced private properties, it is rapidly becoming the best agent for sales of inexpensive residential parcels and of all kinds of business properties.

This fact has been demonstrated a number of times in recent weeks, when valuable business holdings have been sold under the hammer. In many cases a public auction has brought out prices far in advance of what was asked at private sale. In small residential properties, too, excellent prices have been brought out.

An auction sale of Union Station property Thursday, whereby \$5,000 changed hands, was conducted by Thomas J. Owen, and furnishes a fair gauge on property values there. The property includes 2,100 square feet of ground on the north side of E street, between North Capitol and First streets northwest, and practically adjacent to the site selected for the proposed Royal Plaza Hotel. Approximately \$2.90 a square foot was paid for the property.

Five dwellings constitute the present improvements, three two-story brick structures and two two-story frame houses. The property was sold to Charles W. Kite, joint tenants, for Arms & Drury, trustees. It is not known what plans the new purchasers have for the property, but it is understood a notable addition to the group of handsome business structures planned for the vicinity of the Union Station is contemplated.

Near Sheridan Circle.
Another recent auction sale of unimproved property furnishes real estate circles of Washington an idea of what property in the vicinity of Sheridan Circle, one of the two ultra-fashionable residential sections of Washington, is worth on a hurry-up sale.

The place of property in question is on the southeast corner of Twenty-fourth and S streets, and contains about 4,400

A Poured Cement House.



Come and see one poured. Eight cents a foot, with modern improvements. Lots from \$250 each, upward. Twelve minutes' beautiful ride from post-office, corner 12th st. and Pa. ave. Where can you duplicate it at the price? This country doubled its population in last ten years. Houses built to order on easy payments, same as rents. High elevations, cool breezes. One country road through property, another temple bordering it. Good school short walk. Stores at hand; city streets make deliveries. Two-acre park, public lawn, tennis courts. Free plans for houses. Take care, 12th st. and Pa. ave., Mount Vernon and Alexandria Railway Line.

VIRGINIA HIGHLANDS ASSOCIATION.

Washington Office.

624 CORCORAN BLDG.

'Phone Main 3865.

THEO. J. MORGAN, Sales Manager.

square feet. This property, which was sold by Mr. Owen to the National Savings and Trust Company, trustee, to Roscoe H. Allen, brought about \$2.44 a square foot.

A sale Thursday of unimproved property in S street, between Nineteenth and Twentieth streets northwest, brought a price of about \$1.90 a foot. The property, which was sold for Arms & Drury to Creed M. Fulton, contained 1,800 square feet, and brought \$2.45.

Thomas J. Owen & Son also report the following sales for this week:

For James E. Padgett, trustee, to Mildred S. Carpenter, the two-story frame dwelling at 210 Fourth street southeast. Price, \$1,500.

For Samuel Maddox, trustee, to Emmanuel Hewlette, a two-story brick dwelling at 122 Florida avenue northwest. Price, \$4,000.

Rhode Island Avenue Sale.
For Harrison & Wright, trustees, to Steven J. Keebel, a three-story brick dwelling at 1311 Rhode Island avenue northwest. Price, \$10,375.

For Pairo and Gill, trustees, to Florida Dulany, the two-story brick dwelling at 217 U street northwest. Price, \$2,725.

For William B. Riley to Frederick Muller, a small frame dwelling at 304 Fourteenth street southeast. Price, \$350.

For Brown and Edmonston, trustees, to Julia C. Lindsey, the three-story brick dwelling at 1715 Oregon avenue. Price, \$3,000.

To D. F. Saul, agents for Miss C. P. Milne, for Edward L. Gies and Wilton J. Lambert, trustees, the three-story frame dwelling at 422 H street northwest. Price, \$2,700.

The following sales were among those reported by Adam A. Wescher, auctioneer:

The four-story brick dwelling at 1907 H street northwest, containing eleven rooms and bath. Price, \$5,000.

The three-story and basement dwelling at 218 Mount Pleasant street. Price, \$11,000.

Dr. Clarke Will Build.

Dr. Lucien Clark plans to build a dwelling for his own use on an 85 by 125 foot lot he purchased recently on the south side of Newlands street, Chevy Chase. Dr. Clarke paid in the neighborhood of 45 cents a square foot for the property.

SIXTEENTH ST. OWNERS LOOKING TO CONGRESS

Want \$171,000 to Extend Thoroughfare to the District Line—Values Booming.

A quick recovery from the slump of the preceding week was evidenced in the last three days of this week in the suburban real estate market. Massachusetts Avenue Heights, Sixteenth Street Heights, the Glover Sixteenth street subdivision, and other outlying properties picked up noticeably in the last few days, following the break in the hot spell.

The Sixteenth street properties are still pointed to banner seasons, according to the statements of real estate brokers who have them in charge. E. J. Totten, who is handling the Glover properties, reports constantly increasing interest, and expects to sell the first part of the subdivision out before the summer season is closed.

Robert Heater, who is selling the large Sixteenth Street Heights property, reports sales with increasing frequency, and the grading operations there are rapidly adding to the attractiveness of the place to home-seekers.

Much depends, in the minds of property holders, on the attitude of Congress next winter on the proposition to extend Sixteenth street to the District line. An appropriation of \$171,000 for the purpose passed the House last session, but was hung up in the Senate. It is hoped that this bill, which will be reintroduced next

session, will meet with speedy and favorable action, and that grading operations may be commenced the first thing next spring.

"If the street is put through to the District line," said one property owner yesterday, "we will see Sixteenth street built up to that point with fine residences within the next five years. The broadest residence street in the world—150 feet wide—it is an ideal place for the street itself and nothing to bring in or attract a commercial element. Besides, all sales contracts for Sixteenth street property carry in them noncommercial clauses."

"It is to be hoped the appropriation of \$171,000 for the grading and macadamizing of the street to the District line will be passed next session. This will mean a very material step toward the culmination of the project to push the street in a broad road clear through to Gettysburg."

"State Senator Blair Lee, of Montgomery County, Md., head of the good roads movement in his State, promised us last winter that if the District would send the street through to the line, his State would push it the remainder of the way to Gettysburg. It would seem a shame to let such an opportunity slide by."

WERE SOLD THIS WEEK.



Attractive residences in Nineteenth street, near Park road, disposed of by N. L. Sanabury.

\$1 DOWN \$1 MONTH

THERE IS NO BETTER WAY
AND NO EASIER WAY
TO BUY YOUR HOME THAN AT BEAUTIFUL

Greater Capitol Heights LOTS, \$20 UP

NO INTEREST
NO TAXES
NO BUILDING RESTRICTIONS
NO MALARIA
NO MOSQUITOES
NO LIQUOR

5c Car Fare (6 Tickets, 25 Cents)

Take H Street Car to 61st Street N. E.

WHERE AGENTS WILL MEET YOU

SUNDAY OR ANY DAY

500 HOUSES 8 STORES
1,500 PEOPLE 4 CHURCHES

GRADED PUBLIC SCHOOL

O. B. ZANTZINGER,

908 G Street N. W.

\$1 DOWN \$1 MONTH

Come Out To-day and Look This Over



RIVERDALE, MARYLAND

This substantially constructed frame, slate-roof house, containing six rooms, reception hall, and bath; large, airy attic; cellar under entire building; "American Ideal" hot-water heating plant; combination gas and electric lights; gas range; built-in dresser in kitchen; large pantry; first floor finished in beautiful hardwood; elegant hard-pine floors, nicely planed; papered throughout in the latest designs of paper; bath furnished with the best enameled fixtures; fifty feet of front porch; lot 60x150; price, \$3,900; terms, \$250 down and balance \$30 monthly, including principal and interest. Additional lot, 60x150, \$250 extra. The house has been built along lines that will insure economy in heating, and only first-class materials being used in its construction will warrant the owner against large outlay in keeping in good state of repair. We build only first-class houses. Take cars marked Riverdale, Berwyn, or Laurel, thirty-five minutes' ride from the Treasury, the best car service of suburban Washington.

The Riverdale Park Company
Claude Warren, Mgr. RIVERDALE, MD.

Inspect This Evening. Open Until 9 o'clock.
1433, 1435, 1437 & 1439 Pa. Ave. S. E.



Just Completed
Never Offered Before
Only \$300 Cash
Balance Monthly

Cabinet Mantels.
Handsome Paper.
Large Pantries.
Large Concrete Cellars.
Six Large Rooms and Bath.
Large Double Colonial Porches.
Holland Window Shades.
Rear Alleys.
Pressed-brick Fronts.
Every Room a Front Room.
Large Yards.
Floors Planed and Oiled.

Pennsylvania avenue is 160 feet wide, covered with beautiful shade trees and parking for street cars. Come out this evening and look them over; no obligation to purchase.

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1314 F Street N. W.